



County of Wellington

FARM INFORMATION FORM

Surplus Farm Dwelling Severance Application

FOR OFFICE USE ONLY

Date:

File #:

PART A: Background

This form is used to help determine whether an application to sever a surplus farm dwelling is consistent with the Provincial Planning Statement and conforms to the County Official Plan. The excerpts provided in this form are for convenience purposes only. Reference to the complete policy documents should also be made by applicants and their consultants. Preconsultation with County planning staff is encouraged prior to filing a severance application.

Provincial Planning Statement

The 2024 Provincial Planning Statement restricts residential lot creation in prime agricultural areas to severance of a surplus farm dwelling (referred to as a residence surplus to an agricultural operation as a result of farm consolidation):

Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for...c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation...

The term ‘residence surplus to an agricultural operation’ means “one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)”.

County Official Plan

Section 10.3.4 of the County Official Plan provides the following policy direction concerning severance of a residence surplus to an agricultural operation:

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

PART B: Farm Information

Name of Farm Operation

Total Size of Overall Farm Operation

Will the remnant farm parcel be operated as part of the overall farm operation? YES ☐ NO ☐

Is the surplus residence habitable? YES ☐ NO ☐

Please identify the farms which are part of the farm operation (excluding subject lands):

Municipality	Civic Address / Lot & Concession	Size (ac or ha)

Farm Operator Name

Signature

Date Signed